

Port Byron 13140

ZIP code · NY · New York > Cayuga County > Port Byron

BUYER'S MARKET

\$63K

MEDIAN SALE PRICE

-64.7%

1-YR CHANGE

51

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



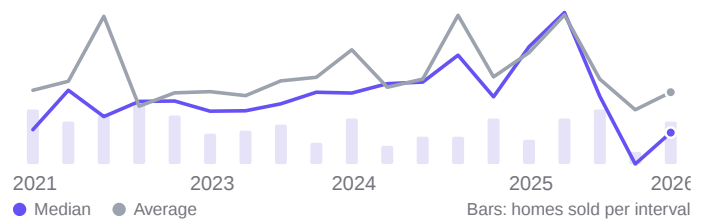
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$70K · Average \$123K

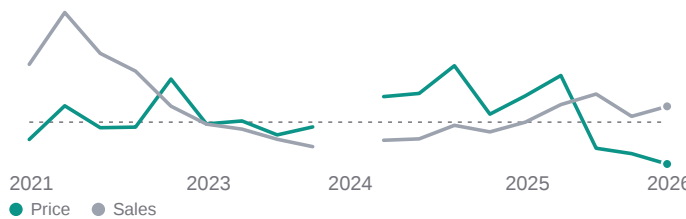


Growth (year over year)

Price -64.7% · Sales +24.4%

Price per square foot

\$87/ft²

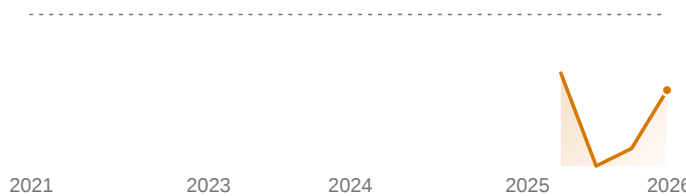


Sale premium vs estimated value

-28.3%

Annual turnover (share of homes sold)

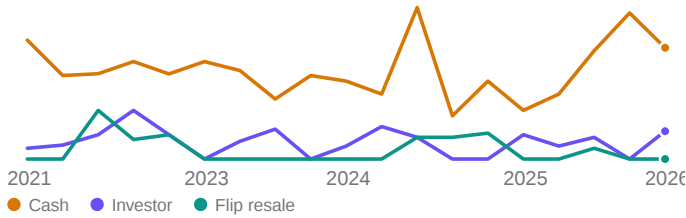
3.1%



BUYERS & OUTCOMES

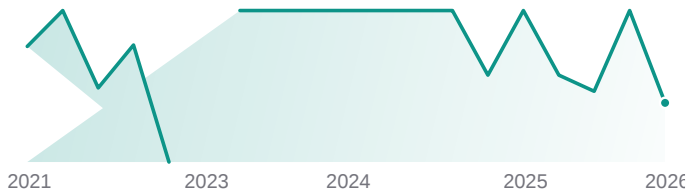
Buyer mix

Cash 57% · Investor 14% · Flip resale 0%



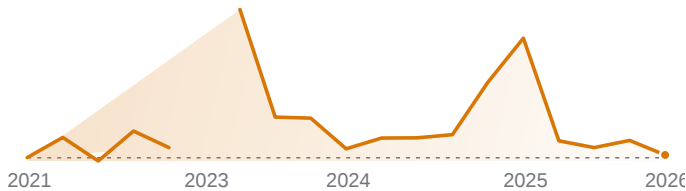
Sellers who sold at a gain

71%

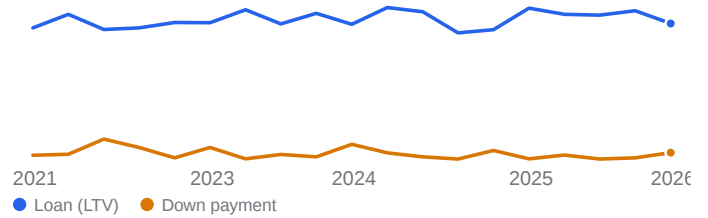


Median annualized return at resale

+1.0%

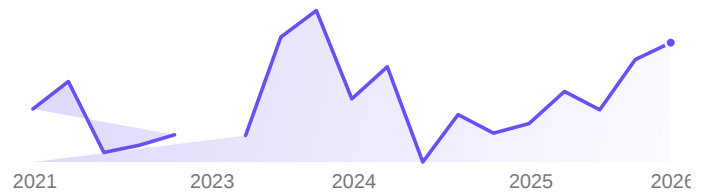


Financing (share of purchase price) Loan (LTV) 89% · Down payment 6.7%



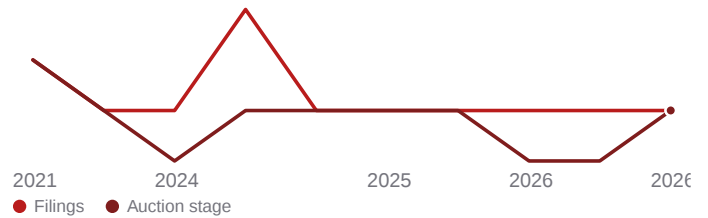
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,671
Median value (AVM)	\$167K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1965
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.7%
Owner occupied	77%
Company owned	8.7%
Median loan-to-value	34%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	3,982
Density	74 / mi²
Median household income	\$62K
Average household income	\$80K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	39
Homes occupied	88%
Bachelor's or higher	5%
Poverty rate	14.0%
Unemployment	1.1%
Average temp	47°F
Annual precip	37 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.